

SPONSORED BY: MAYOR NOVAK

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-93  
Series of 2006

\_\_\_\_\_  
Series of 2006

A RESOLUTION APPROVING THE REVISED NORTH CENTRAL PLANNING DISTRICT DEVELOPMENT PLAN AS PART OF THE CITY'S MASTER PLAN.

WHEREAS, by Resolution 87-9, the Northglenn City Council adopted the North Central Planning District Development Plan as an integral part of the City's Master Plan; and

WHEREAS, the Northglenn Planning Commission recently updated this Plan by adopting additional language to establish the 120<sup>th</sup> Development Area as part of the North Central Planning District Development Plan attached hereto as Exhibit A, Planning Commission Resolution No. 2006-1; and

WHEREAS, the Planning Commission has submitted said plan to the City Council for its review and approval in accordance with the procedures contained in Section 11-40-9(c) of the Municipal Code of the City of Northglenn; and

WHEREAS, the City Council has reviewed said plan and agrees that it should be adopted as presented by the Planning Commission for the purpose of providing the basic framework for guiding the future development and redevelopment of the North Central Planning District Area.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

The City Council of the City of Northglenn, Colorado hereby adopts the 120<sup>th</sup> Development Area language and map, attached hereto as Exhibit A, Planning Commission Resolution No. 2006-1, as part of the North Central Planning District Development Plan and as an integral part of the City of Northglenn's Master Plan.

DATED, at Northglenn, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_ 2006.

\_\_\_\_\_  
KATHLEEN M. NOVAK  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
DIANA L. LENTZ, CMC  
City Clerk

\_\_\_\_\_  
City Attorney

**RESOLUTION 2006-1  
NORTHGLENN PLANNING COMMISSION**

**REGARDING ADOPTION OF ADDITIONAL LANGUAGE TO  
ESTABLISH THE 120<sup>th</sup> DEVELOPMENT AREA AS PART OF THE  
NORTHGLENN COMPREHENSIVE PLAN NORTH CENTRAL  
PLANNING DISTRICT**

WHEREAS, by Resolution No. 87-9, the Northglenn City Council has adopted the North Central Planning District Development Plan as an integral part of the City's Comprehensive Plan;

WHEREAS, the Northglenn Planning Commission recently directed staff to develop language that establishes goals and objectives supporting the unique area and development opportunities provided by the 120<sup>th</sup> development site, an aerial photograph of this area is attached hereto as a part of **Exhibit A**;

WHEREAS, the Northglenn Planning Commission has directed staff to recognize the need for site controls to ensure the distinctive nature of the area will be reflected in future development and secured through overlay district zoning tools; and

WHEREAS, the Planning Commission has held a public hearing on the proposed language on July 11th 2006 at which time no public comment was made; and,

NOW, THEREFORE, BE IT RESOLVED, that the City of Northglenn Planning Commission adopts the 120<sup>th</sup> development area language and map, attached hereto as Exhibit A, as part of the North Central Planning Area of the City of Northglenn Comprehensive Plan.

BE IT FURTHER RESOLVED that the Chairman and Secretary of the Planning Commission shall sign said language and attachment and forward to the City Council for its approval.

DATED this 11<sup>th</sup> day of July, 2006

\_\_\_\_\_  
/s/  
Sonia Di Carlo  
Planning Commission Chair

ATTEST:

\_\_\_\_\_  
/s/  
Terence T. Quinn  
Secretary

## EXHIBIT A

### New North Central Planning District Language

Add this language at the bottom of page number two as the second section of the North Central Planning District Goals and Objectives Land Use and Economic Development portion of the Northglenn Comprehensive Plan:

- 2) Because the City of Northglenn is limited in its growth opportunities, the development of the area to the southeast of the intersection of I-25 and 120<sup>th</sup> Avenue presents a rare opportunity for the City to encourage beneficial development and strong economic activity while creating a vibrant and unique center of activity. See **Exhibit A** for a map of the Northglenn I-25 and 120<sup>th</sup> Planning Area.
  - a) Treat the redevelopment area in proximity to the intersection of 120<sup>th</sup> and I-25 as a distinctive area of the City. Consider opportunities for planning and developing areas adjacent to the I-25 and 120<sup>th</sup> planning area.
  - b) Development plans should include a blend of regional attractions with neighborhood uses.
  - c) Use public input to develop integrated design guidelines that compliment the entertainment and recreation site themes established by Webster Lake, E.B. Rains Park, the Don Parsons Theater, and Century Theatres.
  - d) Develop uses on the site that compliment the entertainment and recreation themes established by Webster Lake, the Don Parsons Theater, and Century Theaters. Encourage restaurant and retail uses.
  - e) Discourage strip development or those uses that are connected and oriented towards primary streets in a linear non-integrated fashion.
  - f) Promote a grid street system to ensure visibility and ease of site navigation.
  - g) Establish an overlay district ordinance that will protect the distinctive location and activities of the site to ensure it remains a significant regional activity area.

1. Include character and design themes for the site that will add a heightened level of regional market and community recognition by creating a sense of place.
  2. Develop a list of prohibited uses to aid in encouraging the development and maintenance of unique uses within the identified area. Prohibited uses may include drive-in services, fast food restaurants, car washes, gas stations, and drive-up banks.
  3. Ensure strong connections with surrounding neighborhoods, neighboring City development, or redevelopment sites to ensure access to the identified 120<sup>th</sup> and I-25 development area.
- h) City representatives should use discretion when planning and developing the uses and physical features of the site.

# 120th Avenue Development Area

